

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director / (954)
797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: SP 6-7-06/06-81/Falcon Tire Center/Generally located on the east side of Davie Road between Nova Drive and Interstate 595

AFFECTED DISTRICT: District 1

ITEM REQUEST: Petitioner Requesting a Tabling/Withdrawal

TITLE OF AGENDA ITEM: SP 6-7-06 Falcon Tire Center

REPORT IN BRIEF: The subject site is 1.10 net acres (47,916 sq. ft.) in size and is located on the east side of Davie Road between Nova Drive and Interstate 595. To the north of the subject site is a tool and equipment business, to the east is a retention lake, to the west is Davie Road, across the street are corporate offices, and to the south is a vacant lot.

The propose site plan consists of a one-story tire center for commercial trucks, concrete walkways, and a parking area. The tire center building is located towards the east (rear) portion of the subject site closer to the lake, while the parking is located towards the west (front) portion of the property. Within the parking area is a dumpster enclosure. Pedestrian connection has been proposed at the north and east (front) of the site. The petitioner is proposing a modern architectural design for the building. The one-story tire center for commercial trucks incorporates architectural features such as: flat roof, metal awning structures, two (2) inches stucco reveals, louvers at the east elevation, clear glass and aluminum frame storefront windows highlighting the office entrance, and six (6) inches diameter chrome accent medallions at the front parapet. The symmetrical configuration of the building and flat roof are characteristics of this type of architecture. Vehicular access to the subject site is via a 30 foot access easement from Davie Road and a driveway connection to the adjacent property to the north. The proposed accesses will provide full ingress/egress to the site. Land Development Code 12-208 (A)(14), requires a 24 parking spaces (one (1) space for each six hundred (600) square feet of floor area of building plus one (1) space for each three hundred (300) square feet of office use). The petitioner is requesting a variance, concurrent with this site plan, to provide 16 parking spaces.

PREVIOUS ACTIONS: At the October 3, 2007 Town Council Meeting, Councilmember Starkey made a motion to deny, seconded by Councilmember Crowley, all approved the motion to deny via roll call with Vice-Mayor Caletka dissenting. **(Motion carried 4-1)**

At the October 17, 2007 meeting, Councilmember Luis made a motion to reconsider the Site Plan for Falcon Tire Center at the December 5, 2007 Town Council meeting. The motion was seconded by Vice-Mayor Caletka, all approved the motion to reconsider the Site Plan via voice with Mayor Truex dissenting. **(Motion carried 4-1)**

CONCURRENCES:

At the September 11, 2007 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Venis, to approve subject to staff's recommendations and the following conditions: 1) that a note be made on the plans that the walls on the sides of the property be pre-cast concrete, eight-foot high, with the columns that would match the rendering as presented; 2) that within the landscaping of the east perimeter, south perimeter and north side of the structure, the Tabebuia trees would be replaced with Bald Cypress; 3) that the construction trailer would be removed prior to any Certificate of Occupancy inspections; 4) that the nine Oak trees on the south side of the property would be increased from 14-feet to 16-feet tall; 5) make a note on the plans that the front retaining wall would be eight-feet high; and 6) be sure the dumpster enclosure was wide enough to accommodate the dumpster. **(Motion carried 5-0).**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration with the following recommendations:

1. Contingent upon approval of the Variance Application V3-1-07, and Rezoning Application ZB 6-2-06.
2. A covenant restricting the use to commercial trucks tire center only must be recorded in the Public Records of Broward County prior to obtaining any building permits

Attachment(s): Applicant's Request for Withdrawal, Planning Report, Site Plan

Applicant's Request for Withdrawal

LAW OFFICES
**DOUMAR, ALLSWORTH, LAYSTROM,
VOIGT, WACHS, MAC IVER & ADAIR, LLP**

JOHN H. ADAIR, III, P.A.
EMERSON ALLSWORTH, P.A.
E. SCOTT ALLSWORTH, P.A.
MARK E. ALLSWORTH, P.A.
KAREY L. BOSACK, P.A.
RAYMOND A. DOUMAR, P.A.*

† ALSO ADMITTED IN PENNSYLVANIA
* ALSO ADMITTED IN MICHIGAN

1177 SOUTHEAST THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33316-1109
BROWARD (954) 762-3400
TOLL FREE (866) 242-9488
TELEFAX (954) 525-3423
WEBSITE: DACLLAW.COM

C. WILLIAM LAYSTROM, JR., †
STUART J. MAC IVER, P.A.
ANDRE PARKE, P.A.
JOHN D. VOIGT, P.A.
JEFFREY S. WACHS, P.A.†

OF COUNSEL
WILLIAM S. CROSS, P.A.
JOHN W. PERLOFF, P.A.

VIA FAX AND U.S. MAIL
(954) 797-1204

November 14, 2007

Mr. David M. Abramson
Deputy Planning & Zoning Manager
Town of Davie
6591 Orange Drive
Davie, Florida 33314-3399

Re: Falcon Tire Center
Rezoning Application ZB6-2-06
Site Plan Application SP6-7-06
Barranco Gonzalez Architecture/Anchor Development, LLC
2600 Davie Road

Dear Dave:

As you know, this office represents the applicant with regard to the proposed Falcon Tire Center at 2600 Davie Road. As you are aware, the rezoning application was tabled to the first meeting of December, 2007, and the Town Council graciously consented to a reconsideration of the site plan application to be heard at the same time. After much consideration, however, my client has made the difficult decision to withdraw both the rezoning and the site plan applications referenced above.

Mr. David M. Abramson
November 14, 2007
Page 2

As a result, please accept this letter as formal notice of our client's withdrawal of rezoning application ZB6-2-06 and site plan application SP6-7-06. Thank you for your cooperation in this regard. Please contact me should you have any questions or if anything further is required.

Sincerely,

A handwritten signature in blue ink, appearing to read "John D. Voigt", is written over the typed name.

JOHN D. VOIGT
For the Firm

JDV/kdr

cc: Mayor
Town Counsel
Falcon Tire Center
Barranco Gonzalez Architecture
Anchor Development, LLC

Attachment "A"

Application: SP 6-7-06/06-81/Falcon Tire Center

Original Report Date: 6/29/2007

Revision(s)

08/30/2007, 09/20/2007

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner:

Name: Anchor Development, LLC

Address: 3707 W. Gardenia Avenue

City: Weston, Florida 33332

Phone: (954) 653-0791

Petitioner:

Name: Barranco Gonzalez Architecture

Address: 3201 Griffin Road, Suite 202

City: Fort Lauderdale, Florida 33312

Phone: (954) 961-7675

Background Information

Application Request: The petitioner requests site plan approval for a new tire center for commercial trucks.

Location: Generally located on the east side of Davie Road between Nova Drive and Interstate 595.

Future Land

Use Plan Map: RAC, Regional Activity Center

Zoning: M-4 (County), Limited Heavy Industrial District requesting rezoning to M-3, Planned Industrial Park District.

Existing Use(s): Vacant

Proposed Use(s): Tire center for commercial trucks

Parcel Size: 1.10 net acres (47,916 sq. ft.)

Proposed Density: N/A

Surrounding Land

Surrounding Use(s):

North: Tool and equipment store
Activity Center
South: Vacant lot
Activity Center
East: Lake
Activity Center
West: Davie Road, corporate offices
Activity Center

Use Plan Map
Designation(s):

RAC, Regional

RAC, Regional

RAC, Regional

RAC, Regional

Surrounding Zoning(s):

North: M-4 (County), Limited Heavy Industrial District
South: M-4 (County), Limited Heavy Industrial District
East: M-4 (County), Limited Heavy Industrial District
West: M-4 (County), Limited Heavy Industrial District

Zoning History**Related zoning history:**

Town Council approved the Regional Activity Center Land Use Plan Classification in 1998.

Concurrent Request(s) on same property:

Variance Application (V3-1-07), the petitioner requests a variance to reduce eight (8) of the twenty-four (24) required number of parking spaces to provide 16 parking spaces.

Rezoning Application (ZB 6-2-06), the petitioner requests Rezone the approx. 1.10 acres subject site from M-4 (County), Limited Heavy Industrial District to M-3, Planned Industrial Park District.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24), (I) (9) Planned Industrial Park (M-3) District, The M-3 District is intended to implement the industrial classification of the Town of Davie Comprehensive Plan by providing for planned industrial parks which can accommodate light, medium or selected heavier industrial uses in an open, uncrowded and attractive manner through limitations on setbacks and coverage. M-3 districts are not intended for locations abutting residential property.

Land Development Code Section 12-83, M-3 All structures shall be built with a minimum setback of twenty five (25) feet from all street lines and ten (10) feet from property lines adjacent to areas zoned, occupied or Land Use Plan designated for nonresidential uses.

Land Development Code Section 12-208 (A)(14), Requirements for off-street parking: manufacturing, wholesale warehousing, distribution centers, and industrial uses. One (1) space for each six hundred (600) square feet of floor area of the building plus one (1) space for each three hundred (300) square feet of office use.

Land Development Code (Section 12-205 (5)), requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

Land Development Code Section 12-107(D), Landscaping: The landscaping requirements for Commercial and Industrial Districts.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to parcels on Nova Drive.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 97.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is 1.10 net acres (47,916 sq. ft.) in size and is located on the east side of Davie Road between Nova Drive and Interstate 595. To the north of the subject site is a tool and equipment business, to the east is a retention lake, to the west is Davie Road and across the street are corporate offices, and to the south is a vacant lot.

The propose site plan consists of a one-story tire center for commercial trucks, concrete walkways, and a parking area. The tire center building is located towards the east (rear) portion of the subject site closer to the lake, while the parking is located towards the west (front) portion of the property. Within the parking area is a dumpster enclosure. Pedestrian connection has been proposed at the north and east (front) of the site.

2. *Architecture:* The petitioner is proposing a modern architectural design. The one-story tire center for commercial trucks incorporates architectural features such as: flat roof, metal awning structures, two (2) inches stucco reveals, louvers at the east elevation, clear glass and aluminum frame storefront windows highlighting the office entrance, and six (6) inches diameter chrome accent medallions at the front parapet. The symmetrical configuration of the building and flat roof are characteristics of this type of architecture.

3. Vehicular access to the subject site is via a 30 foot access easement from Davie Road and a driveway connection to the adjacent property to the north. The proposed accesses will provide full ingress/egress to the site. Land Development Code 12-208 (A)(14), requires a 24 parking spaces (one (1) space for each six hundred (600) square feet of floor area of building plus one (1) space for each three hundred (300) square feet of office use). The petitioner is requesting a variance, concurrent with this site plan, to provide 16 parking spaces.
4. *Lighting:* All light poles and fixtures meet the requirements of LDC Section 12-260, Lighting Standards. The style of the light features is consistent with the architectural style of the proposed building.
5. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The petitioner's site plan meets the requirements as indicated in the Town of Davie, Land Development Code. The landscape plan indicates that Royal Palms and Queen Palms are proposed along Davie Road. The landscape plans show in detail the landscape calculations including mitigation of existing trees.
7. *Drainage:* The subject site lies within Tindall Hammock Drainage District. Approval from Tindall Hammock Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.
8. *Compatibility:* The proposed Tire Center for commercial trucks is compatible with the surrounding properties. Proper setbacks and buffers are provided with this application for the site plan. Surrounding the proposed use is industrial uses which include a tool and equipment store and corporate offices, consistent with use of the subject property as tire center.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. A rezoning request (ZB 6-2-06) was submitted concurrently with this Application. The request is to change the zoning from M-4 (County) to M-3 (Town). *The following review is based upon the M-3 zoning requirements.*
2. Applicant has indicated, per the response letter of 3/12/07, that the site is located in the Tindall Hammock Drainage District (THDD), and the site plan has been submitted for approval; however, prior to scheduling any future public meetings, a letter of acknowledgement should be provided indicating the petitioner and owner have been informed that this item maybe tabled by the applicable board or Town of Davie Council without prior THDD approval.

3. Petitioner has submitted a parking variance (V3-1-07/06-B1) on 3/27/2007 and comments are forthcoming. *Site plan approval will require review of this variance prior to Council approval.*

Engineering Division:

1. Provide letter from indicating that they are in receipt of your application and are currently reviewing it. Tindall Hammock Drainage District approval is required prior to town Council approval.
 2. Provide an ingress/egress easement for parcel "G" from new entrance and roadway to southern boundary line of property.
-

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at BG Architecture Offices, 3201 Griffin Road Suite 202, on August 1, 2006 and August 8, 2006. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's proposed design of a tire center for commercial trucks meets the intent of the M-3, Planned Industrial Park District (A rezoning request (ZB 6-2-06) was submitted concurrently with this Application). Additionally, it is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of the subject site as proposed is consistent with adjacent properties.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the Land Development Regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and buffering requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration with the following recommendations:

- Contingent upon approval of the Variance Application V3-1-07, and Rezoning Application ZB 6-2-06.
 - A covenant restricting the use to commercial trucks tire center only must be recorded in the Public Records of Broward County prior to obtaining any building permits.
-

Site Plan Committee Recommendations

At the July 10, 2007 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Vice-Chair Engel, to table this item to August 7, 2007 (**Motion carried 5-0**). The following comments were abstracted from the subject meeting's minutes:

- Maneuver of trucks and tow trucks within the site
- Access Road connecting property to the north
- Parking for semi-trucks on site
- Bay doors facing Davie Road
- Roof line needed to be improved

At the August 7, 2007 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Vice-Chair Engel, to table to September 11, 2007 at the request of the applicant. Ms. Lee and Mr. Venis were absent. (**Motion carried 3-0**)

At the September 11, 2007 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Venis, to approve subject to staff's recommendations and the following conditions: 1) that a note be made on the plans that the walls on the sides of the property be pre-cast concrete, eight-foot high, with the columns that would match the rendering as presented; 2) that within the landscaping of the east perimeter, south perimeter and north side of the structure, the Tabebuia trees would be replaced with Bald Cypress; 3) that the construction trailer would be removed prior to any Certificate of Occupancy inspections; 4) that the nine Oak trees on the south side of the property would be increased from 14-feet to 16-feet tall; 5) make a note on the plans that the front retaining wall would be eight-feet high; and 6) be sure that the dumpster enclosure was wide enough to accommodate the dumpster. (**Motion carried 5-0**).

Town Council Actions

-

Exhibits

1. 1,000' Mail out Radius Map
2. Property Owners within 1,000' of the Subject Site
3. Public Participation Notice
4. Public Participation Sign-in Sheet
5. Public Participation Report
6. Petitioner's Letter Regarding Tindall Hammock Drainage District Approval
7. Future Land Use Plan Map
8. Aerial, Zoning, and Subject Site Map

Prepared by: _____

Reviewed by: _____

Exhibit 1 (1,000' Mail out Radius Map)



Exhibit 2 (*Property Owners within 1,000' of Subject Site*)

SP 6-7-06 and ZB 6-2-06
2800 DAVIE ROAD INC
19464 39 AVE
SUNNY ISLES FL 33160

SP 6-7-06 and ZB 6-2-06
AMERICAN MARKETING WESTPORT LTD
% MILES A FORMAN
PO BOX 292037
DAVIE FL 33329-2037

SP 6-7-06 and ZB 6-2-06
BIC'S ENGINE SALES & SVCS INC
983 WINDWARD WAY
WESTON FL 33327

SP 6-7-06 and ZB 6-2-06
BROWARD SCHOOLS CREDIT UNION
5901 DEL LAGO CIR
SUNRISE FL 33313

SP 6-7-06 and ZB 6-2-06
EQUITY ONE (WESTPORT) INC
1696 NE MIAMI GARDENS DR
N MIAMI BEACH FL 33179

SP 6-7-06 and ZB 6-2-06
FLORIDA RADIO REALTY INC
2700 DAVIE ROAD
DAVIE FL 33314-1211

SP 6-7-06 and ZB 6-2-06
FORMAN INDUSTRIAL LAND L L C
888 SE 3 AVE STE 501
FT LAUDERDALE FL 33316

SP 6-7-06 and ZB 6-2-06
FORMAN,MILES AUSTIN TR &
FORMAN,HAMILTON C TR
PO BOX 292037
DAVIE FL 33329-2037

SP 6-7-06 and ZB 6-2-06
FORMAN,MILES AUSTIN TR &
FORMAN,HAMILTON C TR
PO BOX 640
FT LAUDERDALE FL 33302

SP 6-7-06 and ZB 6-2-06
IMPERIAL HOSPITALITY GROUP INC
7314 SW 148 CT
MIAMI FL 33193

SP 6-7-06 and ZB 6-2-06
J & L HOSPITALITY INC
205 N FEDERAL HWY
DANIA FL 33004-2805

SP 6-7-06 and ZB 6-2-06
KOVAC,HARVEY P & JOAN H
2770 DAVIE ROAD
DAVIE FL 33314-3436

SP 6-7-06 and ZB 6-2-06
LOPEZ,NORBERTO H & EURIDICE M
% GROWERS EQUIPMENT CO
2695 SW 64 AVE
DAVIE FL 33314

SP 6-7-06 and ZB 6-2-06
RACETRAC PETROLEUM INC
PO BOX 22845
OKLANHOMA CITY OK 73123-1845

SP 6-7-06 and ZB 6-2-06
R-ONE INC
1431 N FEDERAL HWY
FORT LAUDERDALE FL 33304-1429

SP 6-7-06 and ZB 6-2-06
R-ONE INC &
STATE OF FLORIDA,DOT
1305 HIGHWAY 82 WEST
TIFTON GA 31794

SP 6-7-06 and ZB 6-2-06
SFASSIE FAMILY III LTD PRTRN
9101 PHILLIPS GROVE TER
ORLANDO FL 32837

SP 6-7-06 and ZB 6-2-06
SOUTH FLA WATER MGMT DIST
ATTN: LAND MANAGEMENT
PO BOX 24680
WEST PALM BEACH FL 33416-4680

SP 6-7-06 and ZB 6-2-06
SPECON IV LLC
% AMERADA HESS CORP/TD 09253
ONE HESS PLAZA
WOODBIDGE NJ 07095-0961

SP 6-7-06 and ZB 6-2-06
STATE OF FLORIDA,DOT
ATTN: RIGHT-OF-WAY
ADMINISTRATOR
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

SP 6-7-06 and ZB 6-2-06
STILLBROOKE CORP OF FL
% PROPERTY TAX FL 8
PO BOX 130548
HOUSTON TX 77219-0548

SP 6-7-06 and ZB 6-2-06
WILD,LOUIS & RENEE
7600 NW 87 AVE
TAMARAC FL 33321-1643

Exhibit 3 (*Public Participation Notice*)

**CITIZEN PARTICIPATION NOTICE
FALCON TIRE CENTER**

**SITE PLAN APPROVAL / REZONING REQUEST
2600 Davie Road, Davie, FL 33314**

The property owner of the 1.10-acre parcel depicted on the attached sketch has submitted applications to the Town requesting rezoning of the site from M-4 County to M-3 Town for an industrial project to be known as "Falcon Tire Center."

Consistent with the Town code, the owner applicant has scheduled two public participation meetings to present the proposed project to vicinity property owners and to respond to questions.

The proposed project is presented with the proposed design of the Planned Industrial Park District. The project will create a compatible presence along Davie Road which will offer quality employment and improve the Town's tax base.

Specifically, the applicant is seeking to update the existing M-4 County zoning on the site to the more relevant M-3 Town of Davie zoning.

As a property owner within 1,000 feet of the subject property or identified as an interested party, you are invited to attend the public meetings scheduled for this application. The project will be presented at the August 1st meeting with a follow-up meeting scheduled for August 8th. These meetings will be held at Barranco and Gonzalez Architecture Design Studios Conference Room, 3201 Griffin Road:

August 1st, 2006 @ 6:00 p.m. BG Architecture 3201 Griffin Road Suite 202

August 8th, 2006 @ 6:00 p.m. BG Architecture 3201 Griffin Road Suite 202

Should you require additional information or have any questions regarding this meeting, please contact John Barranco at (954) 961.7675.

Members of the Davie Town Council May be Present

Exhibit 4 (Public Participation Sign-In Sheet)

FALCON TIRE CENTER PUBLIC PARTICIPATION MEETING August 8th, 2006

NOTICED Y/N	NAME please note name as it appears on notice if different	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
1 n/a	John Barranco, BG Architecture		954.961.7675	john@bgarchitecture.com
2 n/a	Maday Gutierrez, BG Architecture		954.961.7675	maday@bgarchitecture.com
3	NO OTHER ATTENDEES			
4				
5				
6				
7				
8				
9				
10				

FALCON TIRE CENTER PUBLIC PARTICIPATION MEETING
August 1st, 2006

NOTICED Y/N	NAME please note name as it appears on notice if different	ADDRESS (if different than on notice or no notice)	PHONE NUMBER (optional)	E-MAIL ADDRESS (optional)
1 n/a	John Barranco, BG Architecture		954.961.7675	john@bgarchitecture.com
2 n/a	Maday Gutierrez, BG Architecture		954.961.7675	maday@bgarchitecture.com
3	NO OTHER ATTENDEES			
4				
5				
6				
7				
8				
9				
10				

Exhibit 5 (*Public Participation Report*)

barranco-gonzalez
architecture



AA# 26960801

June 29, 2007

Lise Bazinet, Planner
Town of Davie
6591 Orange Drive
Davie, FL 33314

RE: Falcon Tire Center

Dear Ms. Bazinet:

In compliance with the Town of Davie Code of Ordinances, two Public Participation meetings were held for Falcon Tire Center. The Town provided us with the names and addresses of all affected parties and invitations were sent to each of them via mail. The meetings went as follows:

Public Participation Meeting # 1

Date: August 1st, 2006
Place: BG Architecture Office
Attendees: John Barranco, BG Architecture
Maday Gutierrez, BG Architecture
No other parties were in attendance or requested any further information
Issues: No issues were raised since no affected parties were in attendance

Public Participation Meeting # 2

Date: August 8th, 2006
Place: BG Architecture Office
Attendees: John Barranco, BG Architecture
Maday Gutierrez, BG Architecture
No other parties were in attendance or requested any further information
Issues: No issues were raised since no affected parties were in attendance

Please feel free to contact us should you have any questions or comments.

Sincerely,

Maday Gutierrez
bg architecture design studios

Exhibit 6 (*Petitioner's Letter Regarding Tindall Hammock Drainage District Approval*)

----- Original Message -----

From: Shaun Bamforth
To: Marvin Abarca
Cc: Pat Gibney ; Bell8526@bellsouth.net
Sent: Tuesday, May 29, 2007 1:33 PM
Subject: RE: Falcon Tires

To Whom It May Concern:

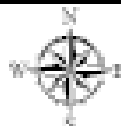
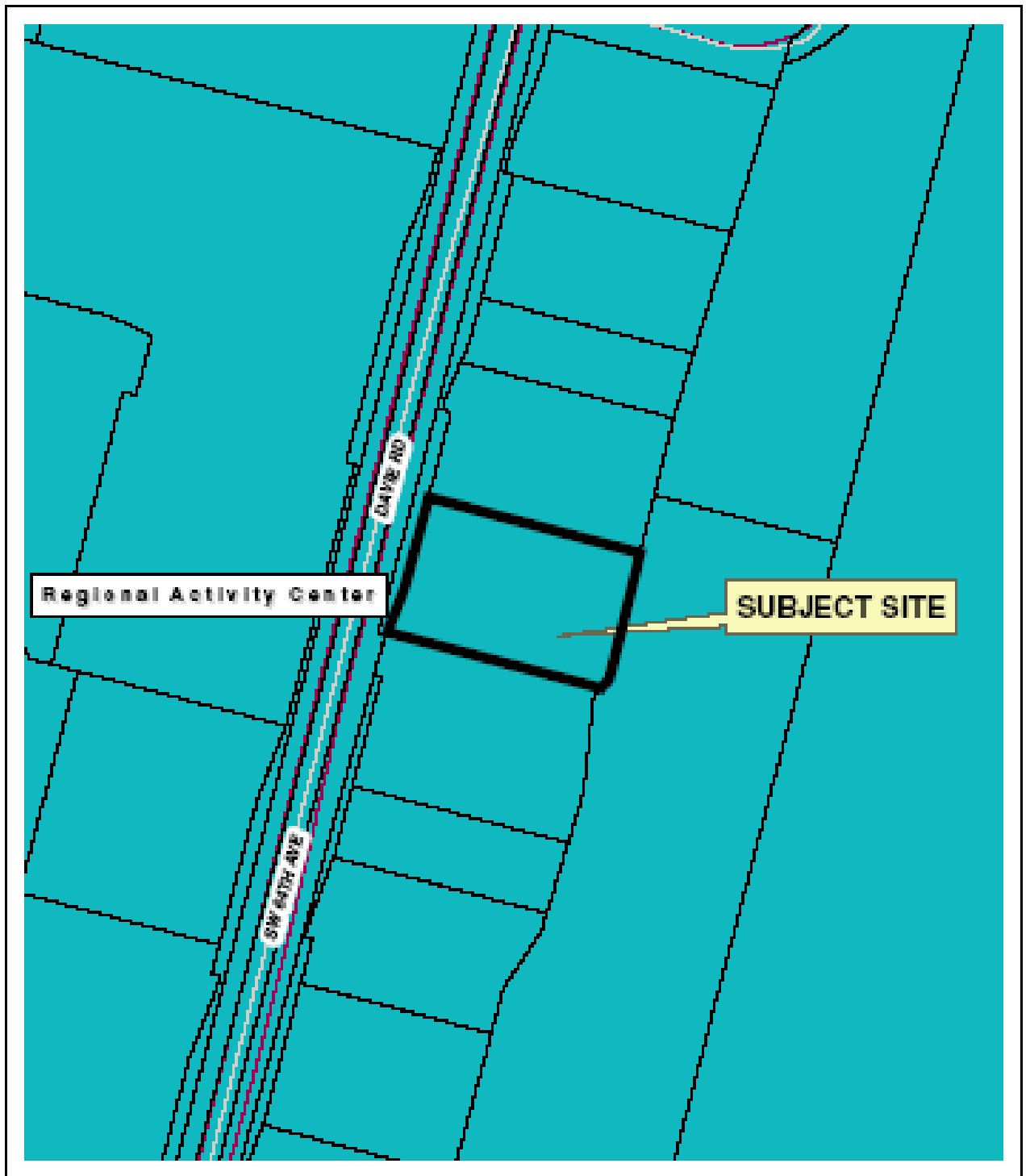
This letter is to acknowledge that Marvin Abarca of AB Engineers, Inc. has submitted drawings for the proposed "Falcon Tire" development to the Tindall Hammock Irrigation and Soil Conservation District. At this time the review is still underway and no approval has been granted.

Sincerely,

Shaun M Bamforth, E.I.
Project Engineer
Craven Thompson & Associates, Inc.
3563 NW 53rd Street
Fort Lauderdale, FL 33311

Office: (954) 739-6400
Fax: (954) 739-6409
Cell: (954) 325-0210
sbamforth@craventhompson.com
www.craventhompson.com

Exhibit 7 (*Future Land Use Map*)



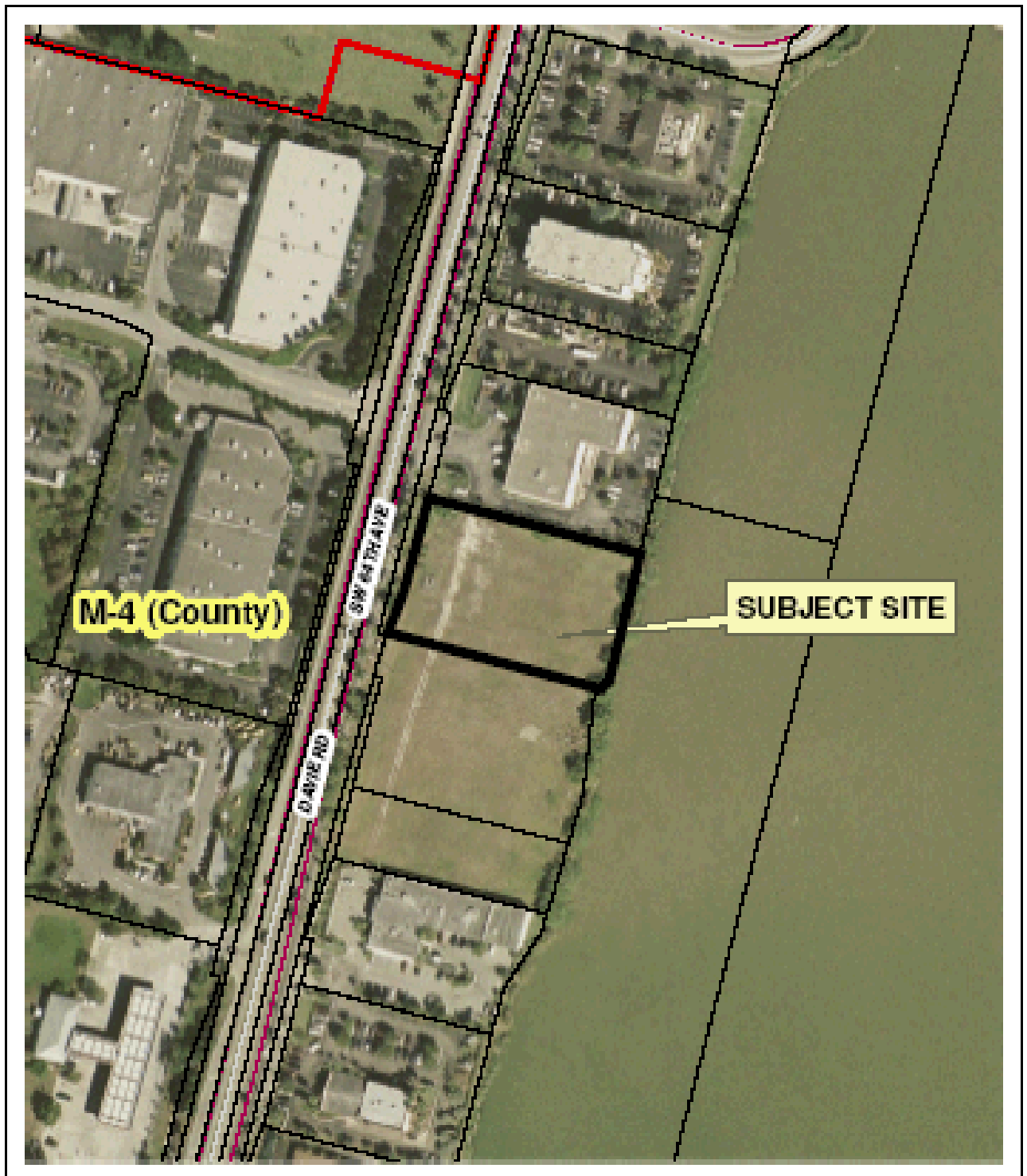
0 100 200 400 Feet

Prepared by the Town of Davis GIS Division

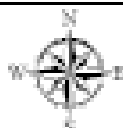
Site Plan SP 6-7-06 Future Land Use Map

Prepared by: ID
Date Prepared: 2/14/11

Exhibit 8 (*Aerial, Zoning, and Subject Site Map*)



Date Filed:
12/2004



0 100 200 400
Feet

Prepared by the Town of Davis GIS Division

Site Plan SP 6-7-06 Zoning and Aerial Map

Prepared by: ID
Date Prepared: 7/14/14

